

Westfield-Washington Advisory Plan Commission held a meeting on Tuesday, January 22, 2013 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Ken Kingshill, Charles Lehman, Bob Smith, Steve Hoover, Dan Degnan, Robert Horkay, and Bob Spratz

City Staff Present: Kevin Todd, Senior Planner; Sarah Reed, Planner; Andrew Murray, Planner; Jesse Pohlman, Senior Planner; and Brian Zaiger, City Attorney.

Minutes:

Motion: To approve the minutes for the January 7, 2013 APC meeting as presented.

Motion: Smith; Second: Hoover; Vote: Passed by voice vote

Todd reviewed APC Rules of Procedure as well as Public Hearing Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1212-DP-15, 1212-SIT-11 & 1212- SPP-08
Petitioner	Sea Group, LLC - BPIC - Bierman
Description	North side of Southpark Drive, approximately 480 feet east of Oak Ridge Road; Petitioner requests Primary Plat, Development Plan, and Site Plan review for a 9,750 square foot medical office building and the creation of a two-acre commercial property in the Northern Industrial District of the West Oak PUD.

Reed reviewed the petitions stating that since the public hearing on December 3, 2012, all outstanding items have all been addressed and the petition is compliant.

Motion: To approve 1212-DP-15, 1212-SIT-11 & 1212- SPP-08 as presented.

Motion: Smith; Second: Hoover; Vote: Passed 7-0

Case No.	1301-SPP-01
Petitioner	Throgmartin-Henke Development, LLC; Bridgewater Marketplace, Section 2
Description	Southwest corner of 151 st Street and Gray Road; Petitioner requests Primary Plat review for Parcel K2 and Parcel M2 within the Bridgewater PUD.

Reed introduced the petition, which is a primary plat review for residential and commercial lots in the Bridgewater PUD. Since the public hearing, all outstanding items have been resolved.

Motion: To approve 1301-SPP-01 as presented.

Motion: Degnan; Second: Smith; Vote: Passed 7-0

Case No. 1208-PUD-07
Petitioner Two PL LLC Description; Towne West PUD
Description NE corner of Towne Road and 146th Street; Petitioner requests a change in zoning of approximately 120 acres from the AG-SF1 District to the Towne West PUD.

Murray presented the petition, which is a proposal to rezone acreage located at the northeast corner of 146th Street and Towne Road. He discussed uses, including: a hospital complex or campus, senior living garden homes, skilled nursing, and office. He stated that since the public hearing, staff has worked with the petitioner in getting this proposal in a final form.

Mr. Matt Price, Bingham McHale LLP, representing the petitioner, shared details of the changes which include clarifying where each type of component part of the project would occur and details of the different areas of the project. He added that architectural standards were also further clarified and now requires four sided architecture and increased use of brick and masonry product. Additionally, he stated that infrastructure-related developments and advancements have been made since the public hearing.

Hoover stated that he wants approval to be contingent on approval from the County regarding 146th Street access.

Hoover asked for more clarification and restriction on the architectural standards to make sure that there are more pleasing facades and also to make the standards more clear. He also asked if the Commission would ask for public input.

Price stated that there was a neighborhood meeting by invitation and one resident did attend and asked questions.

Degnan asked how the general business uses were chosen.

Price responded that some were businesses that had expressed interest in the property and others were eliminated if they seemed incompatible.

Degnan stated that the though the gas station would garner public input.

Lehman asked about density, other ingress and egress, and whether the proposed concept plans may change or flip.

Discussion followed regarding concept plan versus development plan.

Case No. 1211-PUD-12
Petitioner Pulte Homes of Indiana; Viking Meadows PUD Amendment
Description North side of 156th Street, east and west of the Monon Trail; Petitioner requests an amendment to the Viking Meadows PUD District.

Murray introduced the proposal, which contains four components, including: modifying the roof-pitch requirement for Lot 6 and Lot 8, modifying the existing buffer requirement to the west of the Monon Trail, reducing the minimum lot size on Lot 75 to accommodate the required 30-foot wide common area,

and modifying the buffer planting requirement south of Lots 34-36. He added that after feedback from the residents, the petitioner has committed to extend the buffer requirements to apply to the southern border of Lot 33.

Mr. David Compton, Pulte Homes of Indiana, discussed further details of the amendment, stating that the roof pitch should have been part of the original amendment when the historical style was introduced. He also discussed the Monon Trail buffer, tree and shrub supplemental plantings, and a platting error where a commitment had been made for a 30-foot common area.

A Public Hearing opened at 7:56 p.m.

Dr. John Dietz discussed the results of his discussions with residents regarding the roof pitch issue, stating that he did not believe consensus was reached by the residents regarding the roof-pitch issue.

Mr. Rick Hamilton, Hamilton Homes, believes the change in roof pitches will enhance the neighborhood and believes this issue should be reviewed case-by-case.

The Public Hearing closed at 8:05 p.m.

Case No.	1301-PUD-01
Petitioner	KRG Bridgewater, LLC; Bridgewater PUD Amendment
Description	Petitioner requests an amendment to the Bridgewater PUD to allow an auto service center within the Bridgewater marketplace of the Bridgewater PUD.

AND

Case No.	1301-DP-01 & 1301-SIT-01
Petitioner	Christian Brothers Automotive; 14807 Gray Road
Description	Petitioner requests Development Plan and Site Plan review for an automotive service center within the Bridgewater Marketplace of the Bridgewater PUD.

Todd presented both petitions at the petitioners' request. He stated that the PUD amendment is requesting the proposed use, and the development plan is the actual site plan for the proposed use.

Mr. Jon Dobosiewicz, Nelson & Frankenberger, presented further details of the petition for the PUD Amendment. He discussed the use and stated that the petitioner, Christian Brothers Automotive performs oil changes and other common maintenance, and does not perform major body work. He also stated that within the Bridgewater PUD, one automobile service station with gasoline sales is currently permitted within Area Y. He added that the petitioner is not requesting the sale of gasoline under this proposal.

Mr. Jonathan Wakefield, Christian Brothers Automotive, presented details of the proposed site, stating that they are neither a lube shop nor a tire center, but that their niche falls in dealership-level service, including diagnostics. He discussed the details of the site and building.

A Public Hearing opened at 8:30 p.m.

Mr. Eric Moore, parent of Primrose student, expressed safety concern, stating that he does not believe it is necessary to extend additional traffic in front of Primrose School.

Mr. Brian Bowman, parent of Primrose student, also expressed concerns regarding safety of the children at Primrose School and routing of traffic and the timing of the traffic.

Ms. Julie Bowman, Owner of Primrose School, expressed concern regarding traffic and traffic speed, children's safety, number of people, chemicals, property value, traffic study, and future gas sales. She also stated that she has a petition signed by many of the parents who have children at Primrose School.

Ms. Nicole Sholl, parent of Primrose students, expressed concern about children's safety and the noise level for sleeping infants, and chemical vapors.

Ms. Susan Northrup, parent of Primrose student, expressed concern about children's safety, parking, and noise levels.

Mr. Joe Thompson, parent of Primrose student, expressed concern about the location so near the school, children breathing fumes, and the hours of operation being the same as the school.

The Public Hearing closed at 8:45 p.m.

Wakefield responded to public hearing comments, stating that some of the safety concerns are the same as going to the grocery, or anywhere else where a parent has to walk with children in a parking lot. He stated that Christian Brothers has worked very hard to address these concerns, including the building being moved as far away from the school as possible. He also shared a report regarding environmental quality steps that the company must go through, stating that the fumes at the shop are no different than a parking lot anywhere else in the country. He addressed noise concerns and location of employee parking.

Kingshill left the meeting at 8:55 p.m.

Dobosiewicz stated that the site was positioned so that the entrance lines up with the northern-most entrance into the preschool, and the construction of the drive to the north and connecting over to Gray Road will be constructed and operational prior to the opening of the facility. He added that by extending the existing internal drive further to the north and connecting to the already-constructed roundabout, vehicles will be able to maneuver from 151st Street to 146th Street. He also stated that this use generates little traffic compared to what other permitted uses might generate. Dobosiewicz offered to meet separately with the owner of Primrose School to discuss the traffic situation.

Degnan asked for confirmation that this proposal will not sell gasoline.

Dobosiewicz confirmed that the proposed automotive service center use will not involve gasoline sales, and that the proposed use would be allowed on the subject property only.

Hoover stated that there are not many already-permitted uses in this area that would produce a lower amount of traffic than the proposed auto service use. He added that the extension of the internal road to the north and the future commercial development of this area has been part of the Bridgewater plan from the beginning.

CITY COUNCIL LIAISON

Hoover stated that the Council approved the Andover PUD amendment as well as the Harmony PUD.

STAFF COMMENTS

Todd introduced Jesse Pohlman as the newest Economic and Community Development Department staff member.

ADJOURNMENT (9:05 p.m.)

President, Ken Kingshill

Vice President, Charles Lehman

Secretary, Matthew S. Skelton, Esq.